



**City of Seattle
Seattle Department of Neighborhoods**



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Steve Sheppard – DON
City of Seattle, Dept. of Neighborhoods

Theresa Doherty – UW
University of Washington, Office of Regional Affairs

City of Seattle - University of Washington Community Advisory Committee

Meeting Notes

Meeting #115

January 10, 2012

University of Washington Tower
4333 Brooklyn
Seattle, WA 98105
22nd Floor

Members and Alternates Present

Matt Fox, Co-chair, University District
Chris Leman
Eric Larson

Daniel Kraus, Co-chair, UW
Betty Swift
Chris Leman

Staff and Others Present

Steve Sheppard, DON
Aaron Hoard

Theresa Doherty, UW
Jay Derr

I. Welcome and Introductions and Housekeeping

The meeting was opened by Daniel Kraus, Co- Chair. Brief introductions followed. Approval of minutes was postponed due to lack of quorum.

II. Shoreline Master Plan

Theresa Doherty introduced Jay Derr to give an overview of the City of Seattle Shoreline Master Program changes. Mr. Derr stated that he considered it important to brief CUCAC as CUCAC is involved in the Campus Master Plan and there are significant shoreline areas on campus. He also noted that there will likely be press coverage on this issue.

Mr. Derr provided the CAC with handouts. He noted that the University has been asked to comment on the Shoreline Master Program Update. The City is required by State law to revise its Master Shoreline Program. The University's main objective in reviewing is to assure a reasonable match with the provisions of Campus Master Plan. The Campus Master Plan was reviewed and approved by both the City and the University in 2003 and included shoreline policies. We need to assure that those decisions approved on the Campus Master Plan are being carried forward in the Shoreline Master Program updates. There are two possible areas of uncertainty. First is the statement that Campus Master Plan approval trumps other land use regulations in the City of Seattle and that the Master Plan is therefore the controlling law regulating campus development not the zoning code. On the other hand the Plan states that the University will get Shoreline Permits under the Seattle Shoreline Master Program for

The City of Seattle-University of Washington Community Advisory Committee advises both on the community impact of planning and development activities at the University of Washington and surrounding area. For more information on CUCAC activities call either: Steve Sheppard – City of Seattle (206) 684-0302 or Theresa Doherty – University of Washington (206) 221-2603.

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development within the shoreline districts. The question has arisen concerning which provisions applies, especially in the context of where the City is considering changes to the Shoreline Master Program rules.

Mr. Derr noted that State law changed a few years to create several new requirements for Shoreline Master Programs. The City has to figure out how to deal with those new requirements. One of the areas where there are conflicts is with its match with the Campus Master Plan.

The University has identified two potential conflicts. First the shoreline jurisdiction only applies to that portion of the University campus within 200 feet of the ordinary high water mark. All uses within the shoreline district must be devoted to conservation or water dependant or water related uses. There are a few places where the University has questions whether proposed uses in the plan would meet the new definitions of water dependent uses. If it is determined that the uses are not water dependent conceivably changes would be required to the master plan.

One of the new changes in the new Shoreline Regulations require a broadening of the definition of the Conservancy Protection zone. It picks up all the wetlands and buffers within Union Bay. It may not end up being a significant problem but it might constitute a change in jurisdiction.

Mr. Derr noted that the proposed changes also amend allowed activities within required buffer area. As the University understands the current proposal, there will be places on campus where maintaining existing trails and facilities will fall within that 35 or 50 foot area. This might raise potential conflicts with the ability to maintain existing University facilities and access. The University has flagged this in our comment letter.

Treatment of non-conforming uses and structures is also an issue. Restrictions of current non-conforming uses trigger limitations on what you can do with them, the ability to reuse that facilities, and the ability to up-grade that structure.

There are some new requirements that relate to permits and what kind of mitigation would have to be installed or implemented in response to the permits.

Mr. Derr reiterated that the University is commenting to assure that carefully considered provisions and commitments made in the Campus Master Plan remain, not to gain relief from present obligations.

CUCAC members noted tht they would have liked to have seen the presentation earlier in the process, before the University sent in their comments to the City especially since this presentation is after the second draft of the Shoreline Master Plan updates.

IV. Project Updates

Aaron Hoard was introduced to discuss: 1) a joint project with Children's Hospital for housing; 2) the City's proposed rental inspection program; and 2) Building 9 at Magnuson Park.

Joint Housing Project with UW and Children's Hospital

About a year and a half ago Children's Hospital approached the University to talk with them about entering into an agreement to do a replacement housing project together. Children's needs to replace 130 plus units of housing in the northeast section of Seattle according to the conditions of their Major Institution Master Plan expansion to mitigate for the loss of Laurelon Terrance.

The University and Children's sent out an RFP last May and selected Security Properties and GGLO Architects to do the projects. The project would be located along Roosevelt north of 45th. The construction schedule is proposed as: permitting and design 2012; construction 2013; and occupancy 2014.

Members asked why CUCAC had not been involved with review of this project. Mr. Hoard responded that the project is not a part of the Master Plan and is essentially a private project. He noted that the project will go through the design review process. It is following the City's regulations, not UW regulations. Theresa Doherty stated that she will ask them to come give a presentation to CUCAC as a courtesy.

Rental House Inspections

Mr. Hoard stated that the UW has been lobbying the City to take some action on rental house inspections. The University has had long standing concerns about the quality of housing around the U-District. Students have reported no smoke detectors, missing door locks, poor fire egress, and electrical problems. The University embarked on the North of 45th project in 2006 where we're looking at everything north of campus. There are about 6,000 students living in a mixture of Greek and non-Greek housing and the University really wants to focus on that neighborhood. There are several contributing problems. Many existing single family homes have been chopping up into all manner of ways. The University is concerned that this creates substandard units and that this may not have been done legally.

Currently the City does not regularly inspect apartment units in the City. If you are a tenant and pursue action through landlord tenant law it can be cumbersome especially for the typical student that is living away from home for the first time. This is an on-going discussion with the stake holders groups that want self-certification instead of City or private companies coming to inspect the properties.

Building 9

Building 9 is the huge 223,000 square foot barracks-like building at Sand Point hard to miss as you are driving down Sand Point Way. The UW got that building in 1999 for educational purposes. At the time the University thought that they might locate dorms and have classroom and other services there. The University has struggled with re-use options. It has proved that all estimates for re-use are very much more expensive than anticipated.

In 2010 the UW decided it did not have a use for the building and offered it to the City. When the UW got the buildings from the federal government restrictions on building use were established. The University asked the Federal Government to amend the restrictions to eliminate requirements for educational purposes and allow for housing since that appears to be the only use that is financially feasible. They Federal Government approved that request. We are now embarking on a RFQ RFP process with the City to see if there really is any interest in doing that. We want to find developers interested in renovating that building into housing. There are two possibilities: 1) market rate apartment housing; and 2) retirement housing.

We are looking towards the middle of the month to see what the interest is. The cost of renovation is incredibly high our goal is to get something done by this summer if there is a developer interested.

V. New Business

Theresa Doherty noted that at an earlier meeting CUCAC discussed whether to continue meeting monthly or possible change to quarterly meeting. At that time CUCAC agreed to continue to meet monthly and cancel as needed. She noted that the lack of quorum tonight illustrates the problem. She stated that she is trying to figure out how to get people to come to the meetings and asked members to weigh in on this issue.

Chris Lehman stated that when looking at community participation it was relatively good but student participation has been very spotty.

Theresa Doherty noted that all community clubs/councils should have a primary member and an alternate; if you can't make it to the meeting you should contact Steve and the alternate to let them know you can't make it to the meeting.

Members noted that parking around the University Tower is a major concern and asked if there might be other locations for CUCAC meeting where parking might be provided. Ms. Doherty responded that the Alumni Association has a space and has offered to let CUCAC meet there.

VI. Adjournment

No further business being before the Committee the meeting was adjourned.